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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT**

DRAFT VARIATION TO THE MASTER PLAN OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR DECLARATION OF ROAD FROM (I) PLOT NO. 259 TO 279 OF ROAD NO.92, JUBLIEE HILLS (II) FROM CINEMA GHAR TO PLOT NO. 6 ROAD NO. 12 OF SRI VENKATESWARA CO-OP HOUSE BUILDING SOCIETY LTD. BANJARA HILLS AS COMMERCIAL ROAD (CATEGORY-C).

*[G.O.Ms. No. 40, Municipal Administration & urban Development, 1st February, 2010.]*

Whereas the Commissioner & Special Officer, Greater Hyderabad Municipal Corporation, Hyderabad has stated that the Road No.12, Banjara Hills, starting from Road No.1, Banjara Hills up to Cinema Ghar belonging to M.F. Hussain and Road No.92 of Jubilee Hills i.e., Road starting from Plot No.565-III to 564-A-37 was declared as a Commercial Roads vide G.O.Ms.No.766 MA, Dated:18.10.2007. Further the stretch from Cinemaghar at Road No.12 to Plot No.564-A-37 is a small stretch about 300 mtrs. was shown for Residential purpose. The developments abutting this stretch are also coming up for Commercial activities. He has therefore recommended to declare the small missing link as Commercial Road (C-category) in order to have a continuous stretch from Road No.1 upto Plot No.565-III as a Commercial Road.

Therefore after careful consideration of the matter, Government have proposed to declare the stretch of Road No.92, Jubilee Hills from Plot No.259 to Plot No. 279 and balance stretch of Road No.12, Banjara Hills i.e., from Cinema Ghar to Plot No.6 of Sri Venkateswara Co-op House Building Society Ltd. as Commercial under Category-C only in terms of G.O.Ms.No.766 MA, Dated:18.10.2007 and authorize the Commissioner, Greater Hyderabad Municipal Corporation to grant building permissions on the Plots abutting the above road for Commercial, Institutional, Residential purposes (Under Category-C) except Industrial Use at the option of owners of Plots irrespective of usage envisaged in the Master Plan, Zonal Development Plan subject to the following conditions:

- i. The owners / developers shall leave the land affected in road widening in future and the affected and shall be handed over to Greater Hyderabad Municipal Corporation free of cost.
- ii. All conditions stipulated in G.O.Ms.No.508, MA & UD Dept. Dated:15.11.2002 and G.O.Ms.No.766, MA & UD Dept, Dated: 18.10.2007 shall be followed and the impact fee as applicable on the date of issue of Building permission shall be collected by Greater Hyderabad Municipal Corporation.

Accordingly, Government have issued draft notification inviting objections and suggestions on the above proposal and same was published in the A.P. Extra-Ordinary, issue of the A.P.Gazette No. 470-A, Part-I

Dated:09.10.2009. No objections and suggestions have been received. Now, therefore, in exercise of powers conferred by sub-section (1) of section 15 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby confirms the above notification, the same having been previously published in the Extra-Ordinary issue of A.P. Gazette No.470-A, Part-I, Dated: 09.10.2009 as required by sub-section (4) of the said section.

**VARIATION TO THE MASTER PLAN OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE TO INSTITUTIONAL (RESEARCH AND HOSPITAL USE ZONE) IN UPPERPALLY (V), RAJENDRANAGAR (M), R.R DISTRICT.**

**[G.O.Ms. No. 41, Municipal Administration & urban Development, 1st February, 2010.]**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Master Plan 2020 for non-Municipal area, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette Mo. 746, Part-I, dated: 24.12.2008 as required by sub-section (3) of the said section.

**DRAFT VARIATION**

The site in Sy. No. 36 (P) of Upperpally (V), Rajendranagar (M), R.R District to an extent of Ac. 5-00 ( pocket-I= Acs 2-20 gts & pocket-II= Acs 2.20 gts, total 5.00 Acs) which are given in the schedule below is presently earmarked for partly residential use zone in the notified revised Master Plan 2020 of non-Municipal area, is designated as Institutional Use (Research Center and Hospital), subject to the following conditions:

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations /Municipalities before issue of building permission /development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
6. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. that the change of land use shall not be used as the proof of any title of the land.
8. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
9. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.

**SCHEDULE OF BOUNDARIES**

**Pocket - I**

NORTH :	Sy.No. 36 (p) Upparapally Village.
SOUTH :	Attapur Village Boundary.
EAST :	Sy.No 36 (p) of Upparapally Village, Existing 15'-0" road
WEST :	Sy.No. 36 (p) Upparapally Village & 40'-0" wide road.

**Pocket-II**

NORTH :	Existing 100'-0" wide road.
SOUTH :	Sy.No. 36 (p) Upparapally Village.
EAST :	Upparapally Village Boundary
WEST :	Sy.No. 36 (p) Upparapally Village.

**T.S. APPA RAO,**

*Principal Secretary to Government.*